

HURLEY, HOLLY A TRUSTEE
 LOUKOLA IRREVOCABLE TRUST
 PO BOX 239
 EAST WATERBORO ME 04030

B8144P332 B18039P157

Previous Owner
 LOUKOLA ALFRED & ELAINE
 PO BOX 239

E WATERBORO ME 04030
 Sale Date: 9/03/2019

Property Data		
Neighborhood	23 OSSIPPEE POND E	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31	
Topography	7 Steep	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	9/03/2019	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	81,200	136,000	10,000	207,200
2013	81,200	136,000	10,000	207,200
2014	81,200	136,000	10,000	207,200
2015	81,200	136,000	10,000	207,200
2016	77,100	136,000	15,000	198,100
2017	77,100	136,000	15,000	198,100
2018	77,100	136,000	20,000	193,100
2019	77,100	136,000	20,000	193,100
2020	77,100	137,000	20,000	194,100
2021	84,800	137,000	24,500	197,300
2022	92,600	150,700	25,000	218,300
2023	101,800	167,100	25,000	243,900
2024	114,200	187,700	0	301,900
2025	119,100	261,200	0	380,300

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 23.0315 - removed homestead - property is in an irrevocable trust - vw

Waterboro

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	11	050	075	125 %	0	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		0.04				

Waterboro

Map Lot 036-012


Account 2324

Location 17 DOMINO DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.		
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/	Heat Type	100% 5 Force Warm Air	3.Not func	6. 9.		
4.Cape	8.Log	1.HWBB	5.FWA	Attic	0		
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin		
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair		
Stories		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi		
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full		
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal		
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk		
Exterior Walls		3.H Pump	6. 9.None	3.Capped	6. 9.None		
8 Aluminum/Vinyl		Kitchen Style		Unfinished % 0%			
0.Wood	4.Asb/Asph	2 Typical		Grade & Factor 3 Average 110%			
1.Wood	5.T-111	1.Modern	4.Obsolete	1.E Grade	4.B Grade		
2.Wd Sh	6.Br/St	2.Typical	5. 8.	7.AAA Grad	8.		
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade		
Roof Surface		Bath(s) Style		3.C Grade			
1 Asphalt Shingles		2 Typical Bath(s)		6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	9.Same			
2.Slate	5.Wood	2.Typical	5. 8.	SQFT (Footprint) 720			
3.Metal	6.Other	3.Old Type	6. 9.None	Condition 6 Good			
SF Masonry Trim 0		# Rooms 5		1.Poor	4.Avg		
OPEN-3- 0		# Bedrooms 3		7.V G	8.Exc		
OPEN-4- 0		# Full Baths 1		2.Fair	5.Avg+		
Year Built 1960		# Half Baths 1		3.Avg-	6.Good		
Year Remodeled 2004		# Addn Fixtures 0		Phys. % Good 0%			
Foundation		# Fireplaces 0		Funct. % Good 100%			
2 Concrete Block				Functional Code 9 None			
1.Concrete	4.Wood			1.Incomp	4.Small	7.Layout	
2.C Block	5.Slab			2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post			3.Damage	6.Style	9.None	
Basement				Econ. % Good 100%		Economic Code None	
4 Full Basement				0.None		3.Services	
1.1/4 Bmt	4.Full Bmt			1.Location		4.Traffic	
2.1/2 Bmt	5.None			2.Encroach		9.None	
3.3/4 Bmt	6. 9.None			Entrance Code 0		1.Interior	
Bsmt Gar # Cars 0				1.24		4.Vacant	
Wet Basement		1.35 sf		5.Estimate			
1 Dry Basement		24		6.Office			
1.Dry	4. 7.	30		9.RS			
2.Damp	5. 8.	NTS		Information Code 0			
3.Wet	6. 9.			1.Owner			
				4.Agent			
				2.Relative			
				5.Estimate			
				3.Tenant			
				6.Other			
				9.SNY			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	120	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	120	0 0	0	0	% 0	%	2.Two Story Fram
						%	%	3.Three Story Fr
						%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

